

**HISTORIC LANDMARKS PRESERVATION COMMISSION
MEETING MINUTES
DECEMBER 1, 2016
CITY HALL CONFERENCE ROOM – 6:30 P.M.**

NOTE: These meeting minutes are a summarization of notes and not an absolute transcript of dialogue.

Meeting called to order at 6:30 p.m. by Chairman George Donskoj

BOARD MEMBERS PRESENT: George Donskoj, Chairman, Mark Grunblatt, Vice-Chairman, Alan Baer, Leslie Melvin, Jane Birmingham, Marissa Marvelli, Laurie Hughes (Sect.)

BOARD MEMBERS ABSENT: Paul Hammerl

OTHERS PRESENT: Dan Gartenstein, Asst. Corp. Counsel, Deputy Chief Tom Tiano

GENERAL NOTES:

1. Introduction of all Board Members and staff present
2. Identify exits, bathrooms, no elevator in case of emergency
3. Silence cell phones, conversations should be taken out of the room
4. Respect speakers

George Donskoj adopted the minutes from the November 2016 meeting.

REGULAR BUSINESS:

Item #1: **32 ABEEL ST/Irish Cultural Center Hudson Valley Inc/Law Offices of Ron Pordy**

Discussion: **George Donskoj recused himself for this application. Vice-Chairman Mark Grunblatt is now running this meeting. Historic Landmark Preservation Commission needs to give our recommendations to the Planning Board. Our recommendations are advisory. HLPC is aware that some of the final details will be approved thru site plan review at the Planning Office. Mark Grunblatt would like to do a question and answer type meeting with Deborah Robbins/Law Offices of Ron Pordy. Dan Gartenstein had a handout for all of the members outlining all of the factors that the HLPC needs to consider. This project is on the agenda for next week at the Planning Board. Mark Grunblatt will now go over each point one at a time:

- Do we have any questions as to the district as a whole? How does it fit in the site, in the District? Deborah Robbins responded that the Rondout in general/waterfront will tie the site and project together. They want to connect the history to the present. Bluestone is being used and it will

connect with some of the other buildings in the area. The view from Dock Street and Abeel Street are to be considered. Parking was brought up as a question. Deborah Robbins stated that there were/are two (2) parking lots. The one (1) parcel can not be used for just parking so now there is only one (1) lot that goes with the building.

- Will the main façade face the river instead of Abeel Street? Deborah responded yes, the building is inspired by the water.
- Relationship between immediate neighborhood and building? Deborah had the rendering from the architect to show the adjoining properties and how they all work together.
- What is the distance from the side yard? Deborah stated that the ICC has a 6' setback.
- Question about the brick choice and the utilitarian look of the building instead of the history of Kingston. Building has a more industrial look than residential. The yellow brick seems out of character. Red brick would seem more appropriate. Company Hill Path has a lot of bluestone and the yellow brick does not seem to go with the bluestone.
- Question regarding the parking lot surface? Deborah stated it will be pavers and look like cobblestone.
- Question regarding the lighting in the parking lot. That will be addressed thru the site plan review process.
- Is there any special character that this structure is adding? Deborah stated that his building is fairly unique and a different style building. That some view shed scale/renderings have been done internally. The Board would like the view from the water. Also to see three (3) or four (4) different views from the water and from the Abeel Street side as well. Deborah will get back to us with some of the renderings.
- Difficulty of removing materials – No blasting will be done on the site.
- Design texture material – Deborah stated that they are not trying to reproduce the Paymaster building but to echo some of it. The size of the brick seems to be an issue as well. At the last meeting they agreed to now using the common brick.

DELIBERATIONS: Dan Gartenstein recorded the deliberations.

Item #2: **33 HONE STREET/ Michael Piazza**

Discussion: Applicant proposed to paint the exterior of the house and to repair the front porch and stairs. Color samples were submitted with the application. Photos of the before and after have also been submitted. Proposed work has already been completed. Applicant did not attend this meeting. Application was tabled.

Item #3: **111 ABEEL STREET/Michael Piazza**

Discussion: Building is currently vacant. Applicant is proposing to do a multi-family with eight (8) one-bedroom apartments. Building will be modified to accommodate new use, window replacement and ADA ramp. Plans were submitted with the application. Applicant did not attend this meeting. Application was tabled.

*****DAN GARTENSTEIN HAS CALLED FOR AN ATTORNEY/CLIENT SESSION *****

Item #4: **300 FLATBUSH AVENUE/Scott Dutton**

Discussion: Mark Grunblatt and Marissa Marvelli have recused themselves for this vote. RUPCO request for zoning change. This building is currently zoned as a single family. No matter who or what goes into this building the current zone is not viable for any project. We are not proposing what zone it should be but just that it does need to be changed. Scott Dutton distributed documents to all of the board members. He is preparing a nomination for State and Federal designation. A proposed drawing

was distributed as well. This property has been for sale for the last four (4) years as a single family home. The only question in front of our Board tonight is that the zoning needs to be changed from single family to some other zone. Dan Gartenstein presented a statement to now be part of the minutes: ****That the HLPC recommends to the Laws and Rules Committee that the zoning of the property needs to be changed as it is currently obsolete and that the laws and rules committee hold the determination regarding what is the appropriate zone for the property pending SEQR and site plan review by the City Planning Board. George Donskoj motions to approve this recommendation, Alan Baer seconds. Jane Birmingham/Yes, Alan Bear/Yes, Leslie Melvin/Yes, George Donskoj/Yes. All approved.**

Item #5: 276 FAIR STREET

Discussion: Application was tabled last month. Application was presented again tonight but it was only a representative of the owner and she did not have a lot of information. Application was withdrawn by representative.

Item #6: 303 CLINTON AVENUE/TIMELY SIGNS

Discussion: Application was tabled last month. It appeared that they were proposing two (2) signs on this one property. Alan Baer recused himself from this vote. At this meeting it was determined that this sign will be just on the one piece of property. Board suggests that the sign be reduced in size. Applicant is unhappy because they proposed to make this sign 20% less than what is allowable. He also stated that they already got Planning approval for the size of the sign. Mark Grunblatt motions to vote on application as submitted. Leslie Melvin seconds. No one voted in favor of the sign. Application was denied.

Item #7: 242 WALL STREET/ST JOSEPH'S CHURCH

Discussion: Repair/replace in kind. Applicant will be replacing pavers and bluestone as needed in the walkway. The walkway currently is in very poor condition. No vote needed for in kind repair/replace.

****Deliberations for the Irish Cultural Center****

- George Donskoj recused himself for the deliberations
- Dan Gartenstein will be recording the deliberations

As to the beginning of the meeting tonight there was a question and answer session with the Board and Deborah Robbins from the Law office of Ron Pordey. All information was gathered at that time. The Board is in agreement that a letter of recommendation to the Planning Board will be drafted with all of our concerns. All Board members will be contacted for their review and response. Once the final draft is approved the letter of recommendation will be sent to the Planning Board.

****George Donskoj is back as Chairman now****

George motions to adjourn the meeting, Marissa Marvelli seconds. Meeting adjourned at 10:00 p.m.